

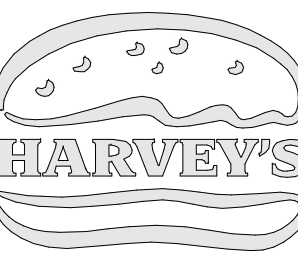
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ISSUE

#	Date	Description	Dwn
6	2021-08-10	ISSUED FOR MINOR SPA	MT
5	2021-07-07	ISSUED FOR COORDINATION	MT
4	2021-06-08	ISSUED FOR MINOR VARIANCE	MT
3	2021-05-19	RE-ISSUED FOR PRE-CONSULTATION	MT
2	2021-05-14	ISSUED FOR PRE-CONSULTATION	MT
1	2021-05-11	ISSUED FOR REVIEW	MT

PROJECT TITLE:



STORE # 2806
223 WOODLAWN ROAD WEST,
GUELPH ON

REVISION

#	Date	Description	Dwn
5	2021-09-30	UPDATED AS PER SPA COMMENTS	MT
1	2021-05-19	UPDATED THE PROPOSED PARKING SPACES	MT

DRAWING TITLE:

EXISTING SITE PLAN

SITE DATA

LEGAL DESCRIPTION

LOT 1 PLAN 797
CITY OF GUELPH
COUNTY OF WELLINGTON

ZONING

HIGHWAY SERVICE COMMERCIAL - SC.2 ZONE

SITE AREA BREAKDOWN

BUILDINGS	3,345.2 SQ. m	22.4%
LANDSCAPING	2,158.3 SQ. m	14.5%
HARD SURFACE	9,418.7 SQ. m	63.1%
TOTAL SITE AREA	14,922.23 SQ. m	100%
	(3.687 ACRES)	

BUILDING AREA BREAKDOWN

BUILDING 'A'	2,034.1 SQ. m	13.6%
BUILDING 'B'	245.6 SQ. m	1.7%
BUILDING 'C'	1,062.5 SQ. m	7.1%
TOTAL BUILDING AREA	3,345.2 SQ. m	22.4%
	36,007 SQ. ft	

MINIMUM SETBACKS

FRONT & EXT. SIDE YARD	6.0m
SIDE YARD	3.0m
REAR YARD	6.0m OR 1/2 BLDG. HT.
LANDSCAPING	3.0m

PARKING REQUIREMENTS

STALL = 5.5m x 2.75m
B.F. STALL = 5.5m x 4.0m
SINGLE AISLE = 7.3m & DOUBLE AISLE = 7.9m
LOADING AREA = 3.6m x 9.0m (3 REQUIRED)

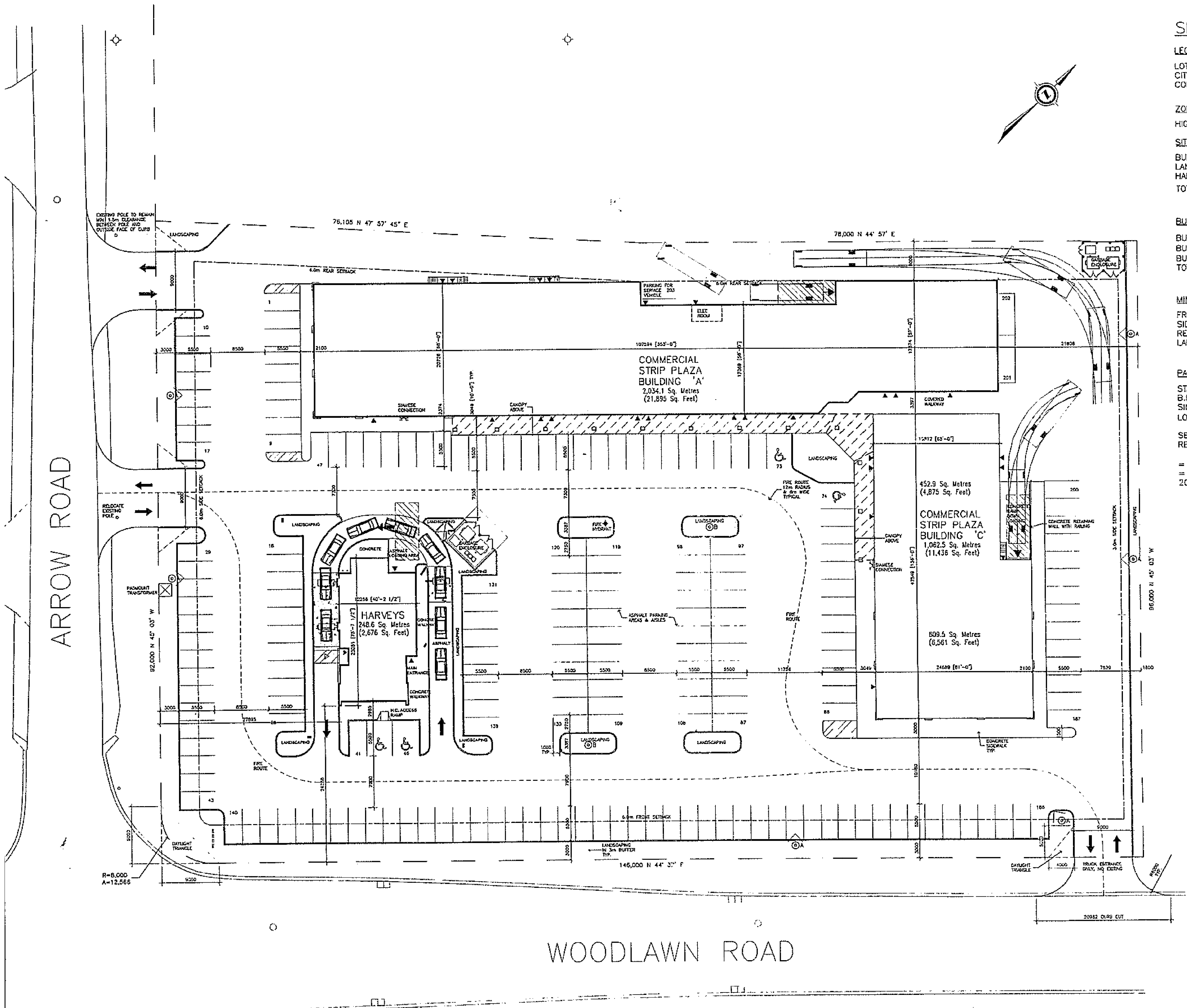
SERVICE COMMERCIAL MALL:
REQUIRES 1 PARKING SPACE PER 16.5 SQ. m OF G.F.A.

= 3,345.2/16.5
= 203 SPACES REQUIRED
203 SPACES PROVIDED

LEGEND

- MAN DOOR
- LOADING DOCK
- BUILDING
- MENU BOARD / SPEAKER
- TRAFFIC FLOW
- BARRIER FREE PARKING
- FIRE HYDRANT
- CATCH BASIN
- BICYCLE RACK
- PLYON SIGN
- TRANSFORMER

CITY OF GUELPH
APPROVED FOR DEVELOPMENT
Subject to revisions and conditions
indicated hereon
in accordance with Section 41 of
The Planning Act, R.S.O. 1990
c.P.13 as amended.
Director of Planning
and Building Services
Date



1 EXISTING SITE PLAN
SP0 SCALE: 1/32" = 1'-0"

3 - 0106(LT)

ARROW ROAD

(BY REGISTERED PLAN 797)

PART 1,
PLAN 61R-21607

SUBJECT TO EASEMENT AS IN INST.NO WC61909

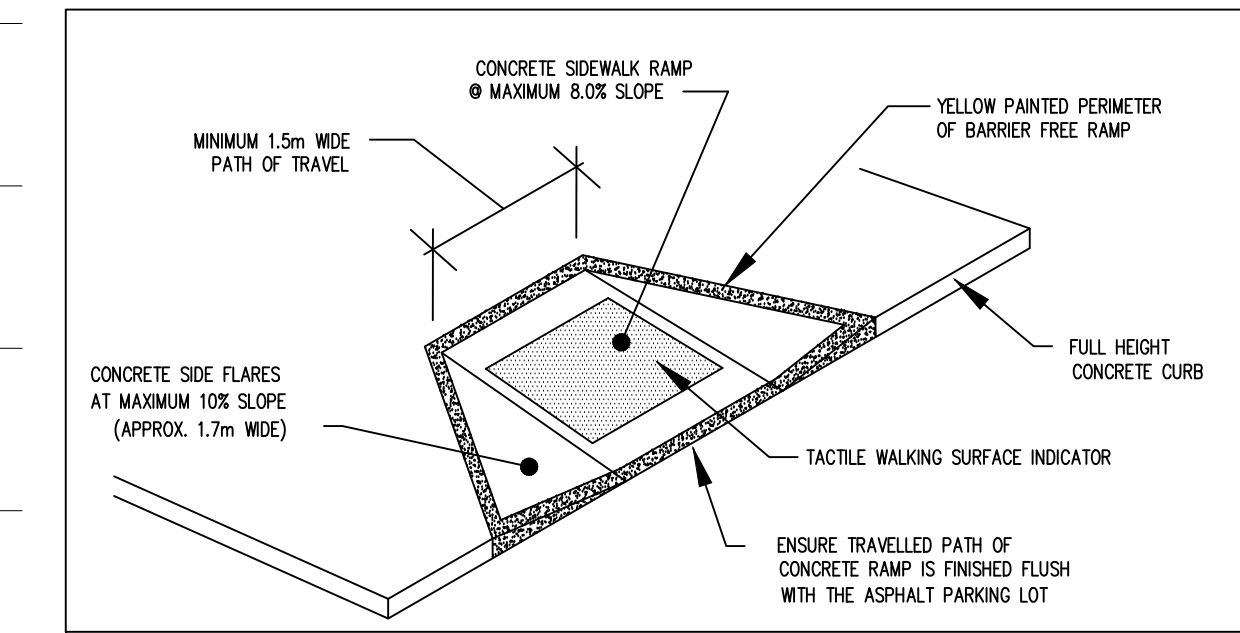
2
SP1
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

WOODLAWN ROAD

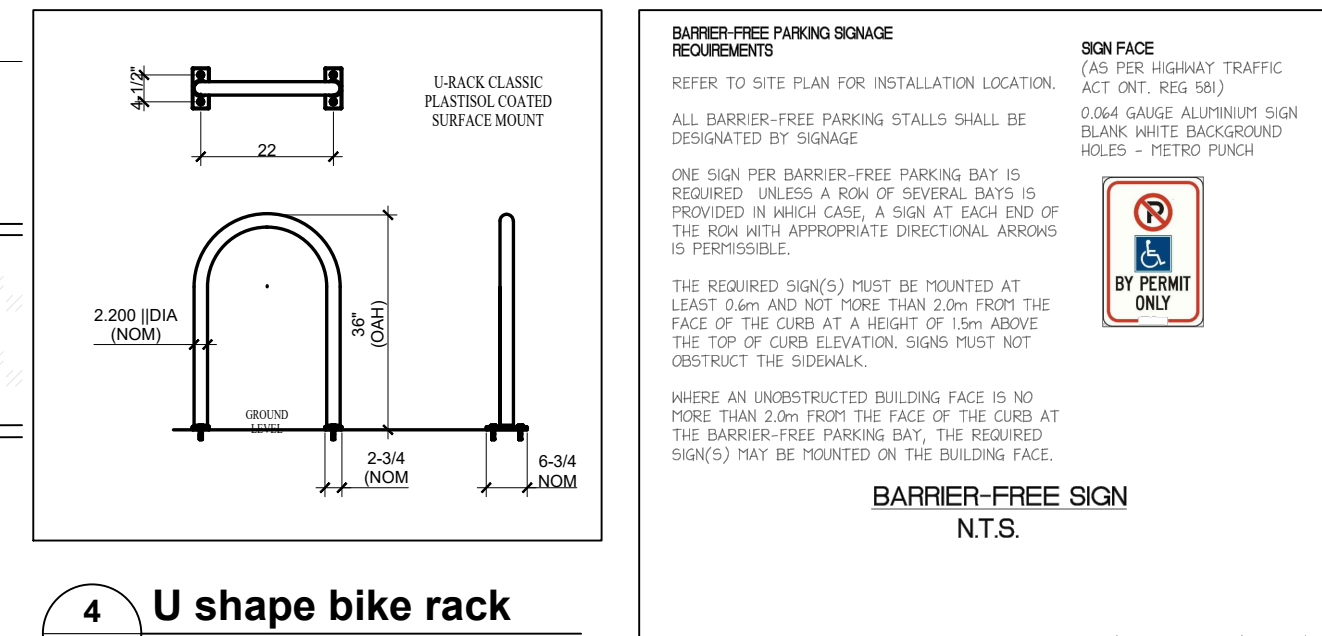
LEGEND	
	ENTRANCE/EXIT
	DRIVE THRU WINDOW
	EXISTING BUILDING
	PAINTED AREA
	CONCRETE FINISH
	EXISTING SOD
	EXISTING MULCH
	NEW MULCH
	PROPERTY LINE
	SETBACK LINE
	BOLLARD
	LIGHT POLE

SITE STATISTICS				
LAND USE DESIGNATION	SERVICE COMMERCIAL			
ZONING BY-LAW	SPECIAL HIGHWAY SERVICE COMMERCIAL (SC.2)			
SITE LAYOUT		REQUIRED	EXISTING	PROPOSED
SETBACKS	FRONT AND EXT. SIDE YARD	6.0 m		EXISTING TO REMAIN
	SIDE YARD	3.0 m		EXISTING TO REMAIN
	REAR YARD	6.0 m OR 1/2 BLDG. HEIGHT		EXISTING TO REMAIN
	LANDSCAPING	3.0 m		EXISTING TO REMAIN
NET LOT AREA				EXISTING
GROSS FLOOR AREA (HARVEY'S)				EXISTING
PARKING				PROPOSED
TOTAL PARKING SPACES		203	203	193
BIKE PARKING				6

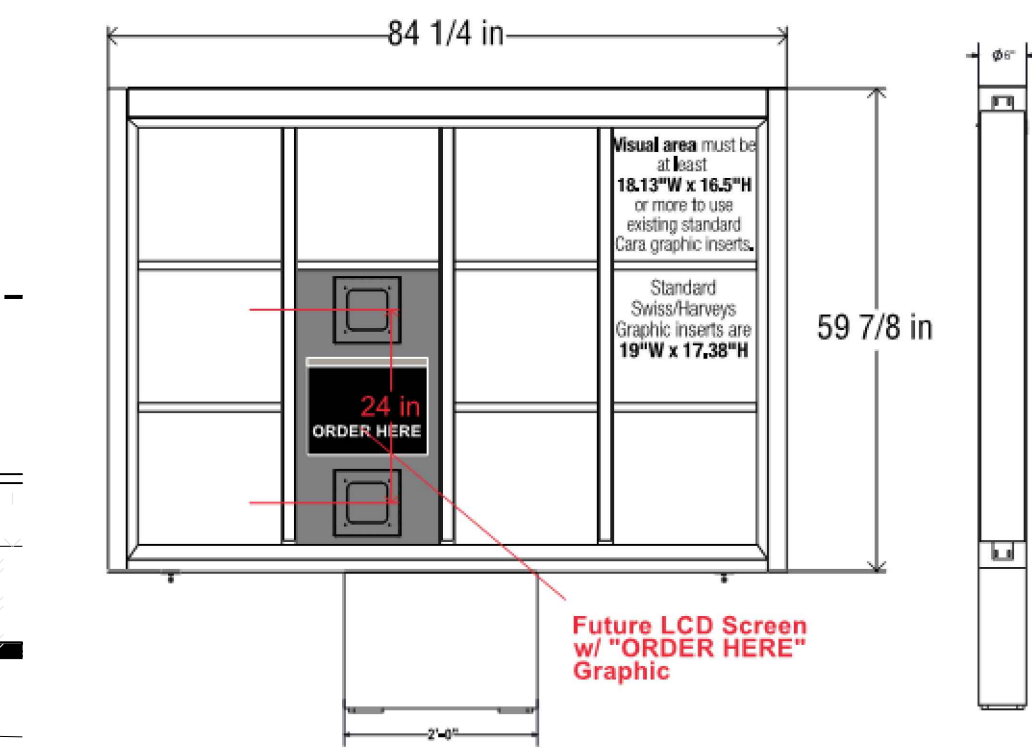
1
SP1
KEY PLAN
SCALE: NTS



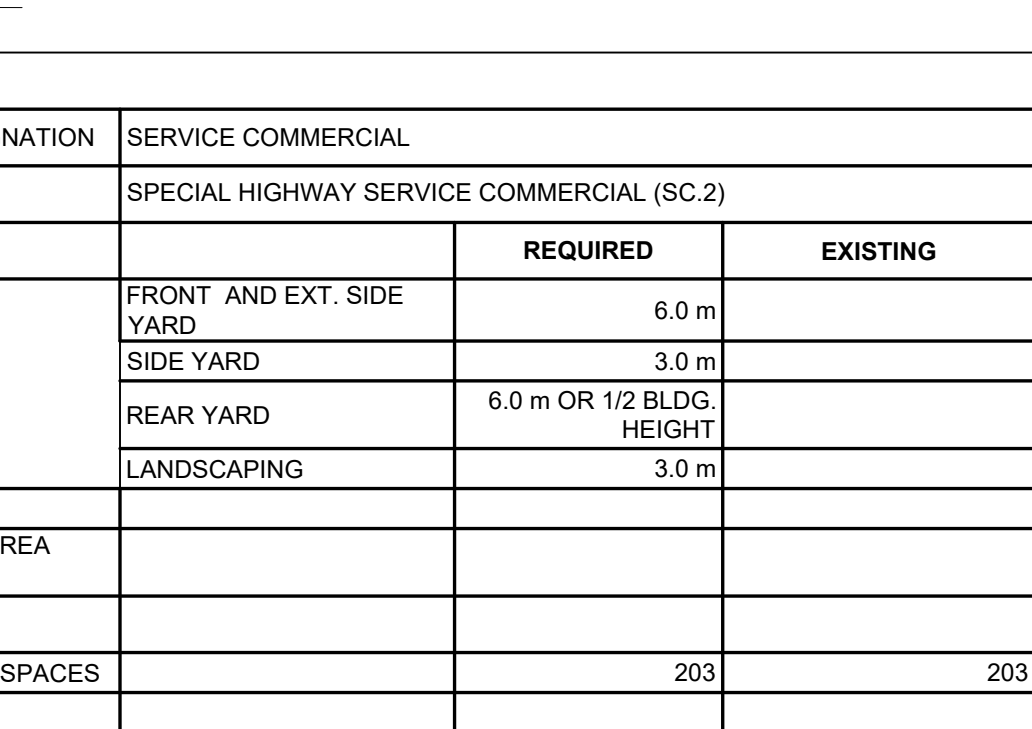
3
SP1
RAMP DETAIL (TYP.)
SCALE: N.T.S.



4
SP1
U shape bike rack
SCALE: 3/8" = 1'-0"



5
SP1
DIGITAL MENU BOARD
SCALE: N.T.S.



GS
G.L. SMITH

WALLFACER

Wallfacer Architecture Inc.

4711 Yonge Street, Suite 801
Toronto, Ontario M2N 6K8
647 547 6060

PROFESSIONAL STAMPS:

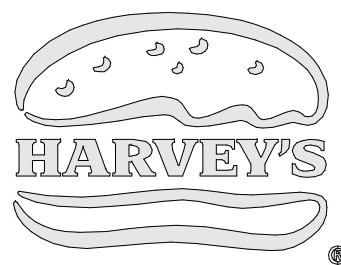
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DRAWING TITLE:

PROPOSED SITE PLAN

PRINT DATE: 4-May-21 SCALE: AS NOTED

DRAWN BY: MT DRAWING NO:

CHECKED BY: SL

STORE # 2806

SP1

PROFESSIONAL STAMPS:

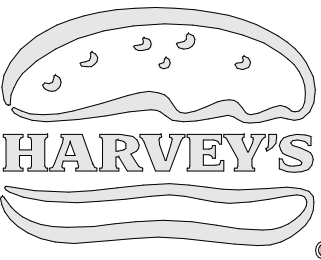
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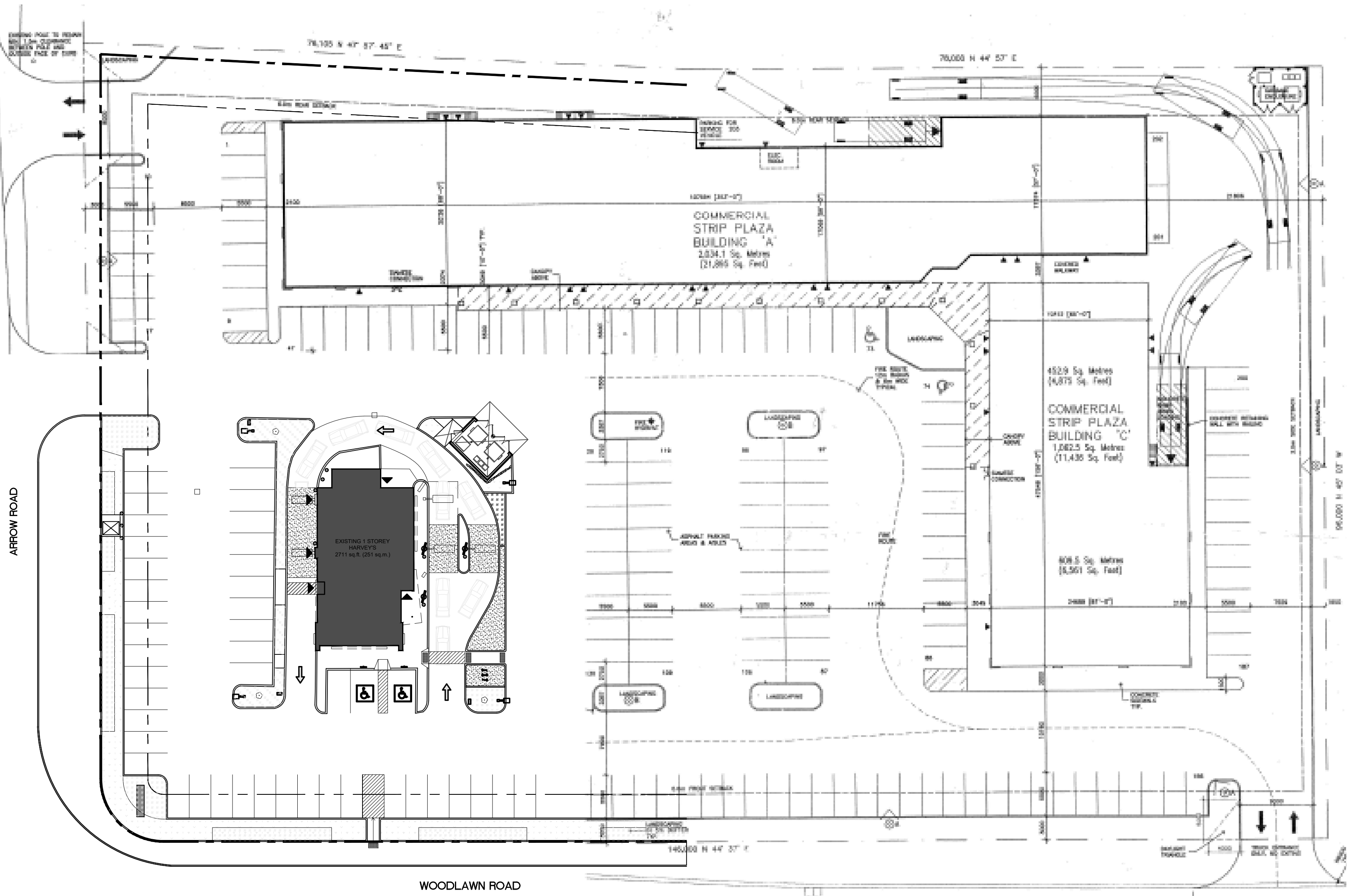
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DRAWING TITLE:

FULL SITE SKETCH

PRINT DATE:	4-May-21	SCALE:	AS NOTED
DRAWN BY:	MT	DRAWING NO:	
CHECKED BY:	SL		
STORE #	2806		

SK



1 FULL SITE SKETCH
SP0 SCALE: N.T.S.